



Resilient Environment Department

BUILDING CODE DIVISION | ZONING

2307 West Broward Boulevard, Suite 300 • Fort Lauderdale, FL 33312 • T: 954-357-6644 • Zoning@broward.org

Rezoning Application Instructions and Checklist

Please read the following instructions carefully prior to filing your application.

The Process

1. Any rezoning request will be scheduled for a hearing before the Broward County Zoning Local Planning Agency (LPA) who will make a recommendation for approval or denial to the Board of County Commissioners.
2. Following the hearing by the LPA, a final hearing will be scheduled before the Board of County Commissioners, who may either accept or reject the recommendation of the LPA.

Before submitting this application, you should review it with the following sections:

Zoning Section

2307 West Broward Boulevard, Suite 300 • Fort Lauderdale, FL 33312
954-357-6644

Planning Section

1 North University Drive, Box 102 • Plantation, FL 33324
954-357-5657

Complete and submit your application with the following:

- ☒ Two current sealed boundary surveys (*if the property is undeveloped*) or two as-built surveys (*if the property is developed*) plus 18 copies of the survey (*boundary or as-built*) of the petitioned property indicating the gross and net acreage, legal description, all rights-of-way and easements of record.
- ☒ Proof of property ownership (*warranty deed*).
- ☒ Fee of **\$750** for each zoning district requested, except "Planned Development District" (*PDD*) and "Planned Employment Center" (*PEC*) for which the fee is **\$800** plus **\$15** per acre. **Please make checks payable to Broward County Board of Commissioners.** Checks must be drawn on a bank within Florida.
- ☒ A letter or document from the water and sewer provider indicating there is capacity available for any increased needs due to future development.
- ☒ A written explanation of how this application meets the criteria for [Section 39-30\(a\)\(1\)](#).

Petitioners, petitioner's agents, the owner of the subject property and all property owners within 500 feet (*1,000 feet in rural or agricultural areas*) of the petition area will be notified of all public hearings (*at least 10 days prior to LPA and County Commission hearings*). The petitioner or authorized agent is required to attend the hearings.



All information and case files concerning rezoning matters are of public record and available for inspection at our offices upon request.



Resilient Environment Department

BUILDING CODE DIVISION | ZONING

2307 West Broward Boulevard, Suite 300 • Fort Lauderdale, FL 33312 • T: 954-357-6644 • Zoning@broward.org

Application for Rezoning

Property Owner Information

Last Name City of Fort Lauderdale	First Name	Middle Initial	Suffix
Address 1 E. Broward Boulevard	City Fort Lauderdale	State FL	Zip 33301
Phone 954-828-50004	Mobile Phone	FAX	Email

Authorized Agent Information

Last Name Lochrie III, Esq.	First Name Robert	Middle Initial	Suffix
Company Name Lochrie & Chakas, P.A.	Title or Position		
Address 699 N. Federal Highway, Suite 400	City Fort Lauderdale	State FL	Zip 33304
Phone 954-779-1101	Mobile Phone	FAX	Email rlochrie@lochrielaw.com

Petitioner Information (if different from owner)

Last Name English	First Name Tam	Middle Initial	Suffix
Company Name Housing Authority of the City of Fort Lauderdale	Title or Position		
Address 437 SW 4th Avenue	City Fort Lauderdale	State FL	Zip 33315
Phone 954-556-4100	Mobile Phone	FAX	Email tenglish@hacfl.com

Legal Description and Folio Number (or indicate per attached survey)

See attached survey and sketch and legal descriptions

Proposed Zoning District(s)

1. RS-5 Acreage 7.534
2. RM-16 Acreage 29.646

Existing Zoning District(s)

1. A-3 Acreage 37.18
2. _____ Acreage _____

Future Land Use Designation

1. Current: Utilities Acreage 37.18
2. Proposed: Medium 16 Acreage 37.18

Proposed Use of Property

Affordable multi-family and single-family residential

Existing Use of Property

Vacant

Residential/Commercial Flexibility

☐ 5% Residential to Commercial ☐ 20% Industrial to Commercial ☐ 20% Commercial to Residential ☐ Employment Center to Commercial ☐ Residential Flexibility Units ☐ Reserve Units

Number of Units: _____

If plat is in process, please indicate number: _____

N/A

-UP-

If site plan is in process, please indicate number: _____

N/A

-SP-

Location and acreage of any contiguous property owned or controlled by the petitioner or owner of this property

N/A

Owner Certification

This is to certify that I am the owner of the property described on the attached survey and I have authorized the filing of this request. I understand that I or my representative must attend the hearing to present the case.

Rickelle Williams

Owner's Signature

Rickelle Williams

Print Name

NOTARY PUBLIC

STATE OF FLORIDA

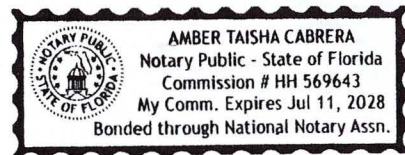
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, the undersigned Notary Public, by means of ☒ physical presence or

☐ online notification, this 19 day of June, 2025, by Rickelle Williams

who is: ☒ Personally Known to me, or ☐ Produced Identification Type of identification produced _____.

(NOTARY SEAL)



Amber Taisha Cabrera

Signature of Notary Public-State of Florida

Name of Notary Typed, Printed or Stamped

June 24, 2025

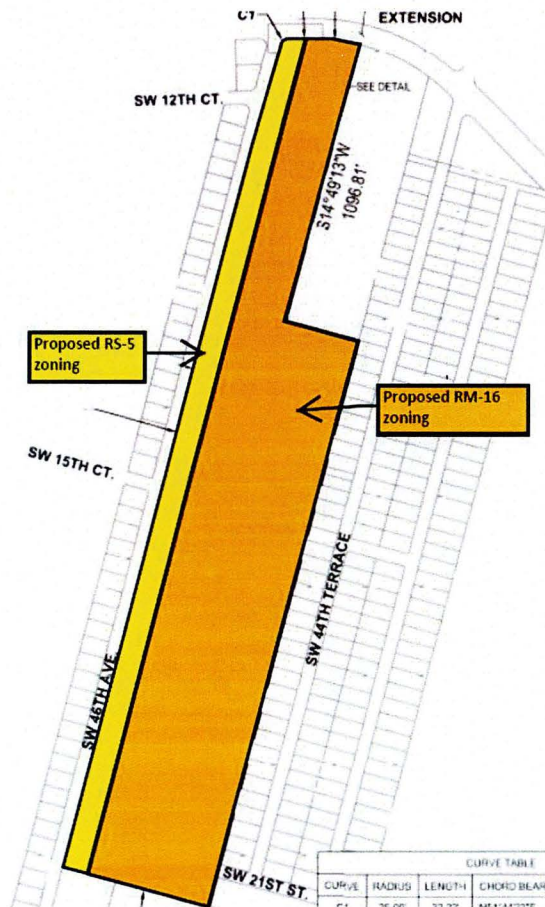
Applicant: The Housing Authority of the City of Fort Lauderdale
Property: 4590 Peters Road, Unincorporated, FL 33317 ("Property")
Request: Rezoning of the Property from A-3 to RS-5 and RM-16

1. General Narrative

The Housing Authority of the City of Fort Lauderdale ("Housing Authority") is under contract to purchase land from the City of Fort Lauderdale located at 4590 Peters Road in unincorporated Broward County. The Property is used for City of Fort Lauderdale ("City") planned wellfields and as the home of the Fort Lauderdale Archers. The Property is 39.4 acres in size and zoned A-3 according to the Broward Municipal Services District ("BMSD") Zoning Map, a district which does not permit residential uses. This application requests to rezone the Property to two separate districts:

- 7.534 acres on the west side to RS-5, which permits residential use at a maximum of 5 dwelling units per acre (up to 37 units on the Property), and
- 29.646 acres on the east side to RM-16, which permits up to 16 dwelling units per acre (up to 474 units on the Property).

A graphic displaying the approximate location of both proposed zoning districts is provided below.



This rezoning request will help facilitate residential development that includes a mix of multifamily affordable housing units and market-rate single-family homes ("Project"). The Housing Authority has also filed a concurrent application to amend the BMSD and Broward County future land use designation for the Property from Utilities and Community, respectively, to Medium (16) Residential.

The proposed rezoning intends to create a transition in density and housing type, with single-family homes located along the western portion of the Property adjacent to existing single-family neighborhoods, and multifamily buildings located along the eastern portion of the Property adjacent to existing single-family and duplex homes. The Project is consistent with the permitted uses in each proposed district, as the RS-5 zoning district permits one-family detached dwelling units and the RM-16 zoning district permits multifamily residential buildings.

2. Rezoning criteria (Broward County Zoning Code Section 39-30 (a)(1)).

- (a) *Rezoning requests and development of regional impact.* The Board of County Commissioners shall hold a quasi-judicial public hearing (or, if required by State law, two public hearings) on any rezoning or development of regional impact. Such hearings shall conform to procedures in Chapter 1, Article XVII, Quasi-Judicial Proceedings, of the Broward County Code of Ordinances.

- a. Whether there exists an error or ambiguity which must be corrected;

RESPONSE: While no existing error or ambiguity exists, the approval of the pending land use plan amendments to designate the Property as Medium (16) Residential under both the Broward County and Broward Municipal Services District Land Use Plans and Future Land Use Maps would create an inconsistency with the current A-3 zoning, which does not permit residential development. The A-3 zoning permits uses that some may consider to be incompatible with the surrounding uses (such as landfills, transfer stations, power plants). Approval of the rezoning ensures the zoning designation aligns with the proposed land use designation of Residential (16) and supports the County's efforts to increase affordable housing in the County. Allowing residential uses on the Property is compatible with the pattern of development in the neighborhood which consists of single family, duplex and multifamily and community facility uses.

- b. Whether there exists changed or changing conditions which make approval of the request appropriate;

RESPONSE: The Housing Authority is pursuing redevelopment of an underutilized property to provide a mixed income development consisting of affordable housing and market rate housing in response to the County's need for a broader range of housing options to respond to the growing needs of the County. Corresponding land use plan amendments at the BMSD and County are in process to change the future land use designation of the Property to Medium (16) Residential to support this objective.

The rezoning has been structured to ensure compatibility with the surrounding area. The western portion of the Property will be rezoned to RS-5 to accommodate single-family homes and to match the RS-5 zoning directly across SW 46th Avenue. The remainder of the Property will be rezoned to RM-16 to support multifamily housing units, consistent with the existing multifamily development immediately to the east. The proposed zoning districts appropriately transition between the respective adjacent uses and reflect current planning priorities for increased residential density in appropriate locations.

- c. The testimony of any applicants, their agents or representatives;

RESPONSE: Applicant, agent, and representatives are available.

- d. The recommendation of staff;

RESPONSE: Acknowledged.

- e. The sworn and unsworn testimony of the public;

RESPONSE: Acknowledged.

- f. Whether the request is consistent with the goals, objectives, policies, and intent of the Broward County Comprehensive Plan;

RESPONSE: The proposed rezoning to RS-5 and RM-16 and associated land use plan amendments from Utilities and Community to Medium (16) Residential is consistent with the goals, objectives, and policies of the Broward County Comprehensive Plan. The proposed affordable housing project specifically furthers the Highlighted Regional Issues – Affordable Housing Vision component of BrowardNEXT.

Highlighted Regional Issues

STRATEGY MM-2: Recognize and address the transportation and housing connection.

Applicant's Response: The proposed amendment addresses the transportation and housing connection by locating multifamily uses along Davie Blvd/Peters Road, a transit corridor served by Broward County Transit Route #30 which travels east-west along Davie Blvd/Peters Road. The proposed rezoning is consistent with this strategy by placing additional residential density within walking distance of transit services to promote ridership.

STRATEGY EP-4: Provide recreation and open space areas.

Applicant's Response: The proposed Project will incorporate recreation and open space areas into the site plan.

Policies

POLICY 2.2.2: Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities, and allow local governments and the private sector to respond to changing conditions.

Applicant's Response: The proposed rezoning facilitates the arrangement for densities in a manner which allows for a logical transition from the existing RM-16 neighborhood to the east of the Property and the single family on the west side of the Property.

POLICY 2.16.2: For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies...

Applicant's Response: The Project directly supports this policy by providing at least 500 affordable housing units.

- g. Whether the request is consistent with the densities, intensities, and general uses set forth in the Broward County Comprehensive Plan and the Land Use Element Map;

RESPONSE: The proposed rezoning is consistent with the densities, intensities, and general uses permitted under the Comprehensive Plan. The companion land use plan amendments request a change to Medium (16) Residential, which would allow for up to 630 dwelling units on the Property based on its gross acreage of 39.4 acres. The proposed zoning designations – RS-5 and RM-16 – would allow the Property to be developed within this permitted density range and are consistent with the residential character and development potential envisions by the Comprehensive Plan.

- h. Whether the request will protect, conserve, or preserve environmentally critical areas and natural resources;

RESPONSE: Although the site is identified as Local Area of Particular Concern, the Applicant will be amending the map to address impacts to natural resources. In addition, the Applicant prepared an Ecological Assessment, Wetland Determination, and Environmental Impact Report, which confirmed that the site contains no wetlands or designated critical habitats or listed species. The Housing Authority will comply with applicable preservation and permitting requirements with the appropriate regulatory agencies.

- i. Whether the request will place an undue burden on existing infrastructure and whether capacity exists for any projected increase that may be generated;

RESPONSE: The request will not place an undue burden on existing infrastructure. The companion land use plan amendment applications requires an analysis of the impact of the proposed use on public facilities and services, and correspondence from service providers verifying the accuracy of the analysis. The analysis indicates available capacity for solid waste, mass transit, water and wastewater. The site will be required to meet drainage requirements per Broward County and SFWMD. Verification letters were received for solid waste, water, wastewater, mass transit, and drainage.

- j. Whether the permitted uses in a requested rezoning are compatible with existing and proposed uses in the general vicinity; except, however, nonconforming uses of neighboring lands, structures, or buildings shall not be considered as support for approval of any request; and

RESPONSE: The permitted uses in the proposed RS-5 and RM-16 zoning districts are compatible with the existing residential uses in the surrounding area. Single-family homes are located west of the Property across SW 46th Avenue, and multifamily residential development exists to the east. The proposed zoning districts are consistent with the existing zoning pattern in the neighborhood. .

- k. Whether, for oceanfront properties, the following goals would be supported:
1. The need to protect and restore beaches, particularly dunes and vegetation, through techniques such as conservation, easements, re-vegetation, elevated walkways, and clustering of development;
 2. The need to ensure the protection and enhancement of sea turtle nesting;
 3. The extent to which the regulations regarding construction seaward of the coastal construction line would affect a property owner's ability to develop the uses in a requested zoning district; and

4. The location of marinas, boat ramps, and other water-dependent uses in a manner which protects manatees in those areas which they frequent.

RESPONSE: Not applicable. The site is not oceanfront.



699 N. FEDERAL HIGHWAY, SUITE 400
FORT LAUDERDALE, FLORIDA 33301
DIRECT DIAL: 954.799.8005
EMAIL: RHELY@LOCHRIELAW.COM
MAIN PHONE: 954.779.1119
FAX: 954.779.1117

October 18, 2024
Revised: October 28, 2024

Via Email: NBerrios@broward.org

Nestor M. Berrios, PE, MECE, PMP
Expansion Project Administrator
Planning and Development Section
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, FL 33069

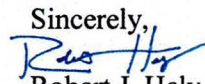
**RE: "Broadview Gardens" Land Use Plan Amendment – Potable Water & Sanitary
Sewer Analysis – 4590 Peters Road**

Mr. Berrios:

Our firm is preparing a revised application for a Land Use Plan Amendment (LUPA) in Unincorporated Broward County. The proposed development previously received an analysis from the Division as part of the original application, which was submitted alongside a site plan. That site plan has since been amended to include an updated unit count, consisting of both single-family and multi-family dwellings. The proposed land use designation, however, remains the same.

As part of our analysis, we are required to evaluate the new impacts of the proposed amendment, including its effect on levels of potable water and sanitary sewer service. Attached is a copy of our prepared analysis and a site location map for your reference. We would appreciate it if you could confirm the accuracy of the information and complete any missing items with return correspondence at your earliest convenience.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

Robert J. Hely, Esq.

Enclosures:

- 1-Analysis
- 2-Site Location Map

A. Project Information

The applicant is requesting a change in land use designation from Utilities to Medium (16) Residential. A similar application was submitted in 2021 as part of a proposal for a 553-unit multifamily development on the same site. Since then, the site plan has been updated to improve compatibility with surrounding land uses and enhance the overall layout of the development. These updates include the addition of 34 single-family home lots and a reduction in multi-family units to 513. The development will continue to provide a mix of workforce and affordable housing for moderate-income households.

The subject site encompasses approximately 39.4 acres and is located on the south side of Peters Road, east of S.W. 46th Avenue, in unincorporated Broward County. The site is currently vacant, except for a tree canopy. Development of the site will comply with Broward County's Land Development Regulations.

B. Potable Water Analysis

1. Provide the potable water level of service per the adopted and certified local land use plan.

Applicant's Response: The subject site is within the Broward County Water & Wastewater Services service area, District 1. The level of service standard is 150 gpcd.

2. Provide the adoption date of the local government's 10 Year Water Supply Facilities Plan.

Applicant's Response: 2020

3. Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.

District 1 raw water is treated at the District 1 WTP located in the City of Lauderdale Lakes prior to distribution to retail customers.

CURRENT PLANT CAPACITY & DEMAND-POTABLE WATER Broward County District 1 Water Treatment Plant	
Current Plant Capacity	16.00 MGD
Current + Committed Plant Demand	8.08 MGD
SFWMD Permitted Withdrawal	MGD
Expiration Date of SFWMD Permit	2028
Planned Expansions	None

Wellfields: The BCWWS – District 1 wellfield contains nine wells with a total design capacity of approximately 23.5 MGD. Pursuant to the SFWMD CUP No. 06-00146-W issued in April 2008 for a 20-year permit duration, the maximum month and average annual daily withdrawals allowed from the District 1 SAS wellfield are 280 MG per Month (MGM) and 9.2 MGD, respectively.

4. Identify the net impact on potable water demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

POTABLE WATER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	394,000 sq ft Utilities	N/A	=0 GPD
PROPOSED	513 MF DUs	x 141 gpd/unit	= 72,333 GPD
	34 SF DUs	x 199 gpd/unit	= 6,766 GPD
		Net Change	+79,099 GPD

5. Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant's Response: See Attachment _____ and below.

Nestor M. Berrios, PE, MECE, PMP
Planning and Development Section
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, FL 33069
nberrios@broward.org

C. Sanitary Sewer Analysis

1. Provide the sanitary sewer level of service per the adopted and certified local land use plan.

Applicant's Response: Per the Broward County Water Management Element, the LOS standard for the regional wastewater system is the obligation of the County as described in the contractual agreements with its customers. The Agreements specify that the Regional Wastewater System will treat and dispose of all wastewater delivered to it. System annual average flows and reserve capacities for Districts 1 & 2 are 14.01 MGD and 16.71 MGD, respectively.

2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.

SANITARY SEWER DEMAND AND CAPACITY Broward County North Regional Wastewater Treatment Plant	
Plant Capacity	MGD
Current + Committed Demand	MGD
Planned Plant Capacity	
Planned Expansions	None. Projections indicate sufficient capacity.
Source: Broward County Wastewater Treatment Plant Flow Calculations through	

3. Identify the net impact on sanitary sewer demand, based on the adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.

SANITARY SEWER IMPACT			
	USE	RATE/CALCULATION	TOTAL
CURRENT	394,000 sq ft Utilities	N/A	= 0 GPD
PROPOSED	513 MF DUs 34 SF DUs	X 100 gpd/unit X 142 gpd/unit	= 51,300 GPD = 4,828 GPD
		Net Change	+56,128 GPD
Broward County Guidelines for Determining Ability to Provide Potable Water and Wastewater Service			

4. Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.

Applicant's Response: See Attachment _____ and below.

Nestor M. Berrios, PE, MECE, PMP
Planning and Development Section
Water and Wastewater Engineering Division
2555 W. Copans Road, Pompano Beach, FL 33069
nberrios@broward.org





Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach, Florida 33069
PHONE: 954-831-0745 • FAX: 954-831-0798/0925

November 4, 2024

Robert J. Hely, Esq.
Lochrie & Chakas, P.A.
699 N Federal Highway, Suite 400
Fort Lauderdale, FL 33301

**RE: ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE TO:
PROPOSED LAND USE PLAN AMENDMENT
4590 PETERS ROAD, UNINCORPORATED, FL 33317
PROPERTY ID# 504137011280**

Dear Mr. Hely,

We reference your request dated October 18, 2024, regarding the ability of Broward County Water & Wastewater Services (WWS) to provide potable water and wastewater services to the referenced Land Use Plan Amendment located within the Unincorporated Neighborhood.

This letter is for informational purposes only. WWS neither reserves capacity for future development nor authorizes any construction. A WWS Utility Connection Permit (UCP) is required to alter or connect to any WWS facility. You can find information about the [UCP](#) process, [developer coordination](#), and [minimum design and construction standards](#) at [Broward.org](#). The developer(s) shall be responsible for the expense and construction of all necessary improvements to provide the required level of service to the project.

POTABLE WATER SOURCE OF SUPPLY AND TREATMENT

District 1 Water Treatment Plant (1AWTP) will supply treated potable water to the referenced Land Use Plan Amendment.

This Land Use Plan Amendment is expected to increase an average day potable water demand by 0.079 million gallons per day (MGD) from its current land use potential. The standard level of service for potable water sources of supply (wellfields) and treatment plants is maximum day flow. The average day-to-maximum-day conversion factor for the 1AWTP is 1.28. Therefore, the proposed developments will increase finished potable water maximum day demand by 0.10 MGD (0.079 multiplied by 1.28).

The 1AWTP has a rated capacity of 16 MGD and utilizes a conventional lime softening process to treat a raw water supply from the Biscayne aquifer. The plant is also permitted to receive raw water from the upper Floridan aquifer and C-51 Reservoir. As per the South Florida Water Management District, the permitted groundwater allocations limits water allocation are as follows:

Biscayne Aquifer	C-51 Reservoir	Upper Floridan Aquifer
Annual Average (MGD)	Annual Average (MGD)	Annual Average (MGD)
10	1	2.9

Robert J. Hely, Esq.
November 4, 2024

As of October 2024, the one-year daily treated flow average was 7.16 MGD with a committed capacity of 2.11 MGD for a total of 9.27 MGD.

WASTEWATER TREATMENT

The North Regional Wastewater Treatment Plant (NRWWTP) will treat wastewater from the referenced Land Use Plan Amendment.

Land Use Plan Amendment is expected to increase the average day wastewater demand by 0.079 MGD. The standard level of service for wastewater treatment plants is average day flow.

As of October 2024, the one-year average day flow for the NRWWTP was 72.9 MGD, and the committed capacity was 5.01 MGD average day flow, for a total of 77.91 MGD. NRWWTP's permitted capacity is 95.00 MGD.

The NRWWTP has sufficient capacity to treat the Land Use Plan Amendment wastewater demand.

POTABLE WATER DISTRIBUTION SYSTEM AND WASTEWATER COLLECTION SYSTEM PIPING

The standard level of service for potable water distribution systems is maximum day plus fire flow or peak hour, whichever is most stringent. The standard level of service for wastewater collection systems is peak flow. In addition, WWS analyzes piping systems in existing and future demand configurations to determine which is most stringent. WWS does not analyze piping systems at this stage in the land development process. Developers are encouraged to contact the WWS Engineering Division Planning and Development Section when their site plans and conceptual designs are available. Since piping systems change over time, WWS reviews engineering issues with the developer as part of the UCP process.

Please contact me at (954) 831-0728 or nberrios@broward.org if you have any questions.

Sincerely,

Nestor M. Berrios, PE, MECE, PMP
Expansion Project Administrator

Alicia Dunne, PE, PMP
Planning, Development, & GIS Section Manager

cc: Mario Manrique, WWED
Margarita Jaramillo, WWED
Luis Gaslonde, WWED
District 1 Service Availability Letter

EXHIBIT "A"

DESCRIPTION OF PROPERTY (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF TRACTS 4, 5, 6 AND THE WEST 1/2 OF TRACT 7, TIER 16, OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF WEST DAVIE BOULEVARD.

ALSO LESS AND EXCEPT:

THAT PORTION OF THE WEST ONE-HALF (W1/2) OF TRACT 7, TIER 16 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER SAID TRACT 4, TIER 16; THENCE NORTH 75°10'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 485.00 FEET; THENCE DEPARTING THE SAID SOUTH LINE NORTH 14°49'13" EAST, A DISTANCE OF 3296.80 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DAVIE BOULEVARD EXTENSION; THENCE ALONG SAID SOUTH LINE NORTH 88°39'33" EAST, A DISTANCE OF 9.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 723.94 FEET AND A CENTRAL ANGLE OF 14°43'02", A DISTANCE OF 185.95 FEET TO A POINT ON THE EAST LINE OF THE SAID WEST ONE-HALF OF TRACT 7; THENCE SOUTH 14°49'13" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 1,095.86 FEET TO THE SOUTH LINE OF SAID TRACT 7, AND THE NORTH LINE OF SAID TRACT 6; THENCE SOUTH 75°10'47" EAST, ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 292.50 FEET; THENCE SOUTH 14°49'13" WEST, ALONG THE EAST LINE OF SAID TRACKS 6, 5 AND 4, A DISTANCE OF 2,232.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,291,387 SQUARE FEET OR 29.646 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF SW 46TH AVENUE, HAVING A GRID BEARING OF N14°49'13"E, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT (N.A.D. 83/90)
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A PORTION OF AN EXISTING PROPERTY.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

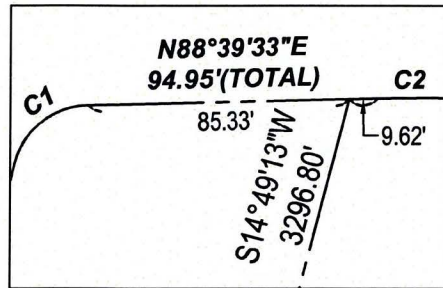
COLLIN WOODYARD
LS. 7423
MAY 20, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 05/20/2025	DRAWN CRW	PROJECT FLB240180	SEC. 13 TWP. 50 S. RNG. 41 E.	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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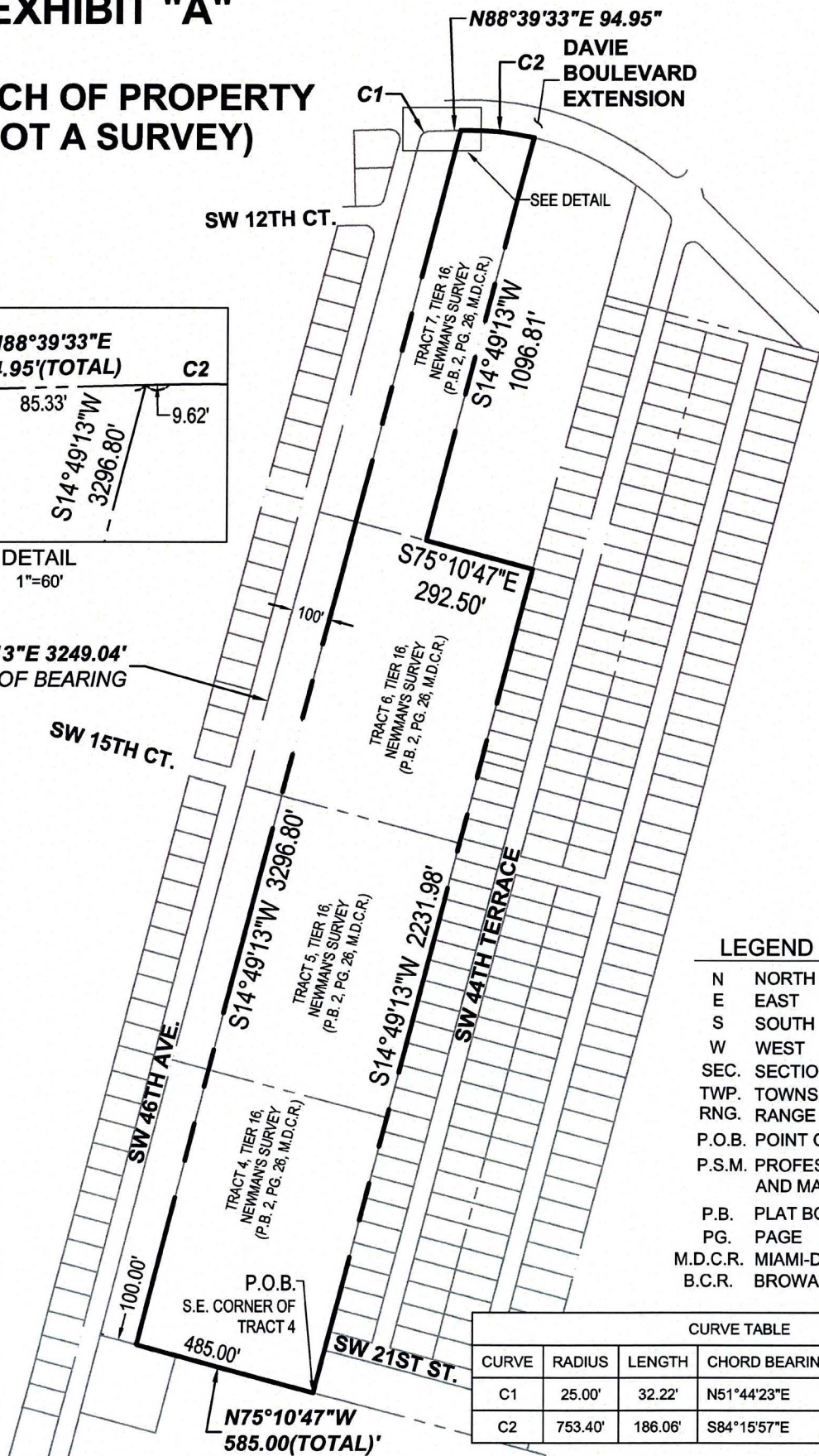
EXHIBIT "A"

SKETCH OF PROPERTY (NOT A SURVEY)



DETAIL
1"=60'

N14°49'13"E 3249.04'
BASIS OF BEARING



LEGEND

- N NORTH
- E EAST
- S SOUTH
- W WEST
- SEC. SECTION
- TWP. TOWNSHIP
- RNG. RANGE
- P.O.B. POINT OF BEGINNING
- P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
- P.B. PLAT BOOK
- PG. PAGE
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- B.C.R. BROWARD COUNTY RECORDS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	32.22'	N51°44'23"E	30.03'	073°50'20"
C2	753.40'	186.06'	S84°15'57"E	185.59'	014°08'59"

SHEET 2 OF 2

SCALE:
1"=400'

DATE
05/20/2025

DRAWN
CRW

PROJECT
FLB240180

SEC. 13
TWP. 50 S.
RNG. 41 E.

1900 NW CORPORATE BLVD., SUITE 101E
BOCA RATON, FL 33431 561.571.0280
CERT. OF AUTHORIZATION: LB#8085

BOHLER™

Internal Improvement Fund, State of Florida

DEED NO. 19859

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under the provisions of Section 253.02, Florida Statutes, 1941, for and in consideration of the sum of Ten and 00/100 - - - - -
(\$10.00) Dollars, to them in hand paid by THE CITY OF FORT LAUDERDALE

_____ of the County of Broward, State of Florida

have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the said

THE CITY OF FORT LAUDERDALE

and ~~its~~ ~~xxxx~~ ~~successor~~ and assigns, forever, the following described lands, to-wit:

Tracts 4, 5 and 6, Tier 16,
Section 13, Township 50 South,
Range 41 East, containing 30
acres, more or less.

PROVIDED, HOWEVER, anything hereto the contrary notwithstanding, this deed is given and granted upon the express condition subsequent that the Grantee herein or its successors and assigns shall never sell or convey or lease the above described land or any part thereof to any private person, firm or corporation for any private use or purpose, it being the intention of this restriction that the said land shall be used solely for public purposes.

It is covenanted and agreed that the above conditions subsequent shall run with the land and any violation thereof shall render this deed null and void and the above described lands, shall in such event, revert to the Grantors or their successors.

Containing 30 acres, more or less, and lying
and being in the County of Broward, in said State of Florida:

TO HAVE AND TO HOLD the above granted and described premises unto the said
 THE CITY OF FORT LAUDERDALE and its successors and assigns forever.

SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, the right at any time to enter upon the said lands and make or cause to be made and constructed thereon such canals, cuts, sluice-ways, dikes and other works as may in the judgment of the said Trustees, or their successors, be necessary and needful for the drainage or reclamation of any of the lands granted to the State of Florida by Act of Congress approved September 24, 1850, and to own exclusively all rock, stone, gravel, earth or other material excavated from the works aforesaid, and to appropriate or dispose of the same, or any part thereof, as they see fit.

AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, the right to the exclusive possession, occupation, use and enjoyment of a strip of land running across the above described premises, one hundred and thirty feet on each side of the center line of any canal, cut, sluiceway or dike that may be made and constructed on said land by the said Trustees of the said Internal Improvement Fund of the State of Florida, or their successors, for the purpose aforesaid and the exclusive right to take, use, sell, dispose of and enjoy any timber, earth, stone, rock or gravel lying in or upon said strip of land.

AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described land, with the privilege and right to mine and develop the same.

AND FURTHER SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in, on or under the said above described land, with the privilege to mine and develop the same.

IN TESTIMONY WHEREOF, The said Trustees have hereunto subscribed their names and affixed their seals, and have caused the seal of "THE DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA" to be hereunto affixed, at the Capitol in the City of Tallahassee, on this the 6th day of

day of August, A. D. Nineteen Hundred
and Fifty-one.

9
A. D. Nineteen Hundred
Fuller C. Verres (SEAL)
Governor.
C. M. Gay (SEAL)
Comptroller.
Edwin Larson (SEAL)
Treasurer.
Richard W. Turner (SEAL)
Attorney-General.
H. H. H. (SEAL)
Commissioner of Agriculture. 9

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record



128070

DEED 737 PAGE 216



DEED

THIS INDENTURE, made the 5th day of June, A. D. 1951, between COUNTY OF BROWARD, a political subdivision of the State of Florida, of the first part, and CITY OF FORT LAUDERDALE, of the County of Broward, State of Florida, of the second part;

WITNESSETH, That the said party of the first part, for valuable considerations, has granted, bargained, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, alien, remise, release, convey and confirm unto the said party of the second part, and its successors and assigns forever, all the following land, situate, lying and being in the County of Broward, State of Florida, and more particularly described as follows:

West one half (1/2) of Tract 7 in
Tier 16 according to the map of
Newman's Survey recorded in Plat
Book D-2 Page 15, Public Records
of Broward County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted, bargained and described premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to its own proper use, benefit and behoof forever.

IN TESTIMONY WHEREOF, and by virtue of the authority vested by law in the Board of County Commissioners, and for and on behalf of the County of Broward, State of Florida, we, the undersigned, as members of the Board of County Commissioners for the County and State aforesaid, have executed this deed and have thereunto set our official signatures and seals, attested by the Clerk of said Board of County Commissioners, and have caused the seal of said Board to be hereunto affixed this the 5th day of June, A. D. 1951.

COUNTY OF BROWARD

Signed, sealed and
delivered in the
presence of:

John U. Floyd
J. B. Collins

ATTEST:

Ed Baker
Clerk of the Board of County
Commissioners of Broward
County, Florida

By W. C. Joy (SEAL)
Member Board of County Commissioners

Tony Salvino (SEAL)
Member Board of County Commissioners

C. B. Smith (SEAL)
Member Board of County Commissioners

W. C. Joy (SEAL)
Member Board of County Commissioners

T. Fallon (SEAL)
Member Board of County Commissioners

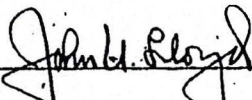


DEED 787 PAGE 217

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me RICHARD T. GALLION, S. C. FOX, W. E. GROENE, TONY SALVINO and C. B. SMITH, known to me to be the qualified and acting County Commissioners of Broward County, Florida, and constituting in the aggregate the Board of County Commissioners of Broward County, Florida, who, being by me first duly sworn, did acknowledge that they executed the foregoing instrument as members of and constituting the Board of County Commissioners of Broward County, Florida, freely and voluntarily for the uses and purposes therein described, and TED CABOT, known to me to be the qualified and acting Clerk of said Board, who being by me first duly sworn, did acknowledge that he signed the foregoing instrument and affixed thereto the official seal of said Board freely and voluntarily for the uses and purposes therein explained.

IN WITNESS WHEREOF, I have affixed my hand and official seal this 12th day of June, A. D. 1951.


Notary Public, State of Florida at Large
My commission expires August 28, 1954.
Bonded by American Surety Co. of N. Y.



A RESOLUTION RELATING TO THE CONVEY-
ANCE OF REAL PROPERTY BY BROWARD
COUNTY, FLORIDA TO THE CITY OF FORT
LAUDERDALE OF THE COUNTY OF BROWARD,
STATE OF FLORIDA

WHEREAS, the real property hereinafter de-
scribed is owned by Broward County and has heretofore
been used as a county rock pit, and said real property
is no longer needed by Broward County for County pur-
poses; and

WHEREAS, the City of Fort Lauderdale needs
said real property for additional water well sites,
and upon application by said City of Fort Lauderdale,
Broward County has agreed to convey to the City of
Fort Lauderdale said real property without cost:

NOW, THEREFORE, BE IT RESOLVED by the Board
of County Commissioners of Broward County Florida that
the members and Clerk of said Board of County Commis-
sioners be and they hereby are authorized and directed
to execute and deliver a deed to the City of Fort Laud-
erdale of the County of Broward, State of Florida, con-
veying without cost the following described lands,
situate, lying and being in Broward County, Florida
to the City of Fort Lauderdale of the County of Broward,
State of Florida for public purposes:

West one half (W¹/₂) of Tract
7 in Tier 15 according to the
map of Newman's Survey re-
corded in Plat Book D-2 Page
15, Public Records of Broward
County, Florida.

Adopted this 5th day of June, A. D. 1951.

STATE OF FLORIDA)
COUNTY OF BROWARD : SS

I, Ted Cabot, Clerk of the Circuit Court in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its regular meeting held on the 5th day of June, 1951, as appears of record in the Minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 8th day of June A. D. 1951.



TED CABOT, CLERK

By *J.B. Collins*
Deputy

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record on *IX* *June* 1951 and appears in book *737* on page *216*.
RECORDED AT FLORIDA
TED CABOT, Clerk of the Circuit Court

Jewel Mark

*Ret. to
Birmingham
& Indian
City*

196-137

Quit-Claim Deed

This Deed, Executed this 20th day of January, A. D. 1933, by
 GARLAND E. JOHNSON TAYLOR, his wife,
 of the County of Broward, and State of Florida
 part of the first part, and
 of the County of Broward, and State of Florida
 part of the second part,

Witnesseth, That the said part of the first part, for and in consideration of the sum of
 Dollars,
 in hand paid by the said part of the second part, the receipt whereof is hereby acknowl-
 edged, have remised, released and quit-claimed, and by these presents do remise, re-
 lease and quit-claim unto the said part of the second part, and their suc-
 cessors and assigns forever, the following described lot, piece or parcel of land, situate,
 lying and being in the County of Broward, State of Florida, to-wit:
 Lot 11, Block 11, Subdivision 11, Broward County, Florida, more particularly described as follows:
 The said lot, piece or parcel of land, being a portion of the land of the County of Broward, Florida, and being more particularly described as follows:
 The said lot, piece or parcel of land, being a portion of the land of the County of Broward, Florida, and being more particularly described as follows:

JUN 31 11 57 AM 1933



To Have and to Hold the same together with all and singular the appurtenances there-
 unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and
 claim whatsoever of the said part of the first part, either in law or equity, to the only proper
 use, benefit and behoof of the said part of the second part, and their successors
 and assigns forever.

In Witness Whereof, The said part of the first part have hereunto set their
 hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Garland E. Johnson Taylor
Garland E. Johnson Taylor

Alma Richard Taylor
Garland E. Johnson Taylor
 Garland E. Johnson Taylor

State of FLORIDA
County of BROWARD

SS

I Hereby Certify, That on this day before me, an officer duly authorized to take acknowledgments, personally appeared ALVA RICHARD TAYLOR and GARLAND M. JOHNSON TAYLOR, his wife,

to me well known to be the individual described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

And I Further Certify, That the said Garland M. Johnson Taylor

known to me to be the wife of the said Alva Richard Taylor, on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she executed said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at Fort Lauderdale,

County of Broward

and State of Florida

this 1/30/53 day of

Paul H. Hays

Notary Public, State of Florida
at Fort Lauderdale, Commission Expires

Quit-Claim Deed

From

To

Dated

19

State of Florida,

County of

On this day of

A. D. 19 at o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk
D. C.

THE STATE OF FLORIDA, IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

STATE OF FLORIDA, COUNTY OF BROWARD
This instrument filed for record on page 144 and recorded in book 808
RECORDED VERIFIED
TED T. BOY, Clerk of the Circuit Court
Spink